

**TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET 2016 PAY 2017**

State Form 56059 (5-16)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County Marshall
Jurisdiction Town of Argos
Allocation Code T50001
Allocation Area Name Argos 1

Form Prepared By:

Name Todd Samuelson
Unit/Company H. J. Umbaugh & Associates
Telephone Number 317-465-1500
E-mail Address samuelson@umbaugh.com

1) 2015 Pay 2016 Base Assessed Value of Allocation Area	<u>1,134,650</u>	
2) 2015 Pay 2016 Incremental Assessed Value of Allocation Area	<u>(48,350)</u>	
3) 2015 Pay 2016 Total (Real) Assessed Value of Allocation Area (Line 1 + Line 2)		<u>\$1,086,300</u>
4) 2016 Pay 2017 Net Assessed Value of Allocation Area	<u>1,122,600</u>	
5) 2016 Pay 2017 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status	<u>52,500</u>	
6) 2016 Pay 2017 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status		
7) 2016 Pay 2017 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area		
8) Estimated Assessed Value Decrease Due to 2016 Pay 2017 Appeals Settlements in Allocation Area		
9) 2016 Pay 2017 Adjusted Net Assessed Value of Allocation Area		<u>\$1,070,100</u>
10) 2016 Pay 2017 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)		<u>0.98509</u>
11) 2016 Pay 2017 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)		<u>\$1,117,732</u>
12) 2016 Pay 2017 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)		<u>\$4,868</u>
13) Estimated 2016 Pay 2017 Tax Rate for the Allocation Area (Round to Four Decimal Places)		<u>3.4535</u>
14) Estimated 2016 Pay 2017 Incremental Tax Revenue ((Line 12/100) * Line 13)		<u>\$168</u>
15) Actual 2015 Pay 2016 Tax Rate for the Allocation Area		<u>3.4535</u>

2016 PAY 2017 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)**0.98509**

I, Julie Fox Auditor, of Marshall County County, certify to the best of my knowledge that the above base assessed value calculation is full, true and complete for the tax increment finance allocation area identified above.

Dated (month, day, year) 8-15-16

Julie A. Fox
County Auditor (Signature)

Julie A. Fox
County Auditor (Printed)

**DEPARTMENT OF LOCAL GOVERNMENT FINANCE
CERTIFICATION OF TIF BASE NEUTRALIZATION**Allocation Area Name Argos 1

The base assessed value adjustment, as certified above, is approved by the Department of Local Government Finance.

Lauren J. Schaafsma
Commissioner, Department of Local Government Finance

8-15-16
Date (month, day, year)



TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET 2016 PAY 2017

State Form 56059 (5-16)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County Marshall
Jurisdiction Town of Argos
Allocation Code T50002
Allocation Area Name Argos 2

Form Prepared By:
Name Todd Samuelson
Unit/Company H. J. Umbaugh & Associates
Telephone Number 317-465-1500
E-mail Address samuelson@umbaugh.com

1) 2015 Pay 2016 Base Assessed Value of Allocation Area	91,950	
2) 2015 Pay 2016 Incremental Assessed Value of Allocation Area	798,150	
3) 2015 Pay 2016 Total (Real) Assessed Value of Allocation Area (Line 1 + Line 2)		\$890,100
4) 2016 Pay 2017 Net Assessed Value of Allocation Area	883,800	
5) 2016 Pay 2017 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status		
6) 2016 Pay 2017 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status		
7) 2016 Pay 2017 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area		
8) Estimated Assessed Value Decrease Due to 2016 Pay 2017 Appeals Settlements in Allocation Area		
9) 2016 Pay 2017 Adjusted Net Assessed Value of Allocation Area		\$883,800
10) 2016 Pay 2017 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)		0.99292
11) 2016 Pay 2017 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)		\$91,299
12) 2016 Pay 2017 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)		\$792,501
13) Estimated 2016 Pay 2017 Tax Rate for the Allocation Area (Round to Four Decimal Places)		3.4535
14) Estimated 2016 Pay 2017 Incremental Tax Revenue ((Line 12/100) * Line 13)		\$27,369
15) Actual 2015 Pay 2016 Tax Rate for the Allocation Area		3.4535
2016 PAY 2017 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)		0.99292

I, Julie Fox, Auditor, of Marshall County, County, certify to the best of my knowledge that the above base assessed value calculation is full, true and complete for the tax increment finance allocation area identified above.

Dated (month, day, year) 8-15-16

Julie A. Fox
County Auditor (Signature)

Julie A. Fox
County Auditor (Printed)

DEPARTMENT OF LOCAL GOVERNMENT FINANCE CERTIFICATION OF TIF BASE NEUTRALIZATION

Allocation Area Name Argos 2

The base assessed value adjustment, as certified above, is approved by the Department of Local Government Finance.

Courtney L. Schaafsma
Commissioner, Department of Local Government Finance

8-15-16
Date (month, day, year)

**TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET 2016 PAY 2017**

State Form 56059 (5-16)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County Marshall
Jurisdiction Town of Bourbon
Allocation Code T50006
Allocation Area Name Bourbon EDA

Form Prepared By:
Name Todd Samuelson
Unit/Company H. J. Umbaugh & Associates
Telephone Number 317-465-1500
E-mail Address samuelson@umbaugh.com

1) 2015 Pay 2016 Base Assessed Value of Allocation Area	<u>883,100</u>	
2) 2015 Pay 2016 Incremental Assessed Value of Allocation Area	<u>0</u>	
3) 2015 Pay 2016 Total (Real) Assessed Value of Allocation Area (Line 1 + Line 2)		<u>\$883,100</u>
4) 2016 Pay 2017 Net Assessed Value of Allocation Area	<u>417,000</u>	
5) 2016 Pay 2017 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status		
6) 2016 Pay 2017 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status	<u>420,400</u>	
7) 2016 Pay 2017 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area		
8) Estimated Assessed Value Decrease Due to 2016 Pay 2017 Appeals Settlements in Allocation Area		
9) 2016 Pay 2017 Adjusted Net Assessed Value of Allocation Area		<u>\$837,400</u>
10) 2016 Pay 2017 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)		<u>0.94825</u>
11) 2016 Pay 2017 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)		<u>\$837,400</u>
12) 2016 Pay 2017 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)		<u>(\$420,400)</u>
13) Estimated 2016 Pay 2017 Tax Rate for the Allocation Area (Round to Four Decimal Places)		<u>2.5651</u>
14) Estimated 2016 Pay 2017 Incremental Tax Revenue ((Line 12/100) * Line 13)		<u>(\$10,784)</u>
15) Actual 2015 Pay 2016 Tax Rate for the Allocation Area		<u>2.5651</u>

2016 PAY 2017 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)0.94825

I, Julie Fox, Auditor, of Marshall County, County, certify to the best of my knowledge that the above base assessed value calculation is full, true and complete for the tax increment finance allocation area identified above.

Dated (month, day, year) 8-15-16

Julie A. Fox
County Auditor (Signature)

Julie A. Fox
County Auditor (Printed)

**DEPARTMENT OF LOCAL GOVERNMENT FINANCE
CERTIFICATION OF TIF BASE NEUTRALIZATION**Allocation Area Name Bourbon EDA

The base assessed value adjustment, as certified above, is approved by the Department of Local Government Finance..

Anthony J. Schaafsma
Commissioner, Department of Local Government Finance

8-15-16
Date (month, day, year)

**TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET 2016 PAY 2017**

State Form 56059 (5-16)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County Marshall
Jurisdiction Town of Bremen
Allocation Code T50003
Allocation Area Name Armey Ditch North EDA

Form Prepared By:
Name Matt Eckerle
Unit/Company H. J. Umbaugh & Associates
Telephone Number 317-465-1500
E-mail Address eckerle@umbaugh.com

1) 2015 Pay 2016 Base Assessed Value of Allocation Area	<u>4,067,095</u>	
2) 2015 Pay 2016 Incremental Assessed Value of Allocation Area	<u>34,560,826</u>	
3) 2015 Pay 2016 Total (Real) Assessed Value of Allocation Area (Line 1 + Line 2)		<u>\$38,627,921</u>
4) 2016 Pay 2017 Net Assessed Value of Allocation Area	<u>39,095,754</u>	
5) 2016 Pay 2017 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status	<u>78,479</u>	
6) 2016 Pay 2017 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status		
7) 2016 Pay 2017 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area	<u>443,876</u>	
8) Estimated Assessed Value Decrease Due to 2016 Pay 2017 Appeals Settlements in Allocation Area		
9) 2016 Pay 2017 Adjusted Net Assessed Value of Allocation Area		<u>\$38,573,399</u>
10) 2016 Pay 2017 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)		<u>0.99859</u>
11) 2016 Pay 2017 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)		<u>\$4,061,360</u>
12) 2016 Pay 2017 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)		<u>\$35,034,394</u>
13) Estimated 2016 Pay 2017 Tax Rate for the Allocation Area (Round to Four Decimal Places)		<u>2.5376</u>
14) Estimated 2016 Pay 2017 Incremental Tax Revenue ((Line 12/100) * Line 13)		<u>\$889,033</u>
15) Actual 2015 Pay 2016 Tax Rate for the Allocation Area		<u>2.5376</u>
2016 PAY 2017 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)		<u>0.99859</u>

I, Julie Fox Auditor, of Marshall County County, certify to the best of my knowledge that the above base assessed value calculation is full, true and complete for the tax increment finance allocation area identified above.

Dated (month, day, year) 8-15-16

Julie A. Fox
County Auditor (Signature)

Julie A. Fox
County Auditor (Printed)

**DEPARTMENT OF LOCAL GOVERNMENT FINANCE
CERTIFICATION OF TIF BASE NEUTRALIZATION**Allocation Area Name Armey Ditch North EDA

The base assessed value adjustment, as certified above, is approved by the Department of Local Government Finance.

Courtney Schaafsma
Commissioner, Department of Local Government Finance

8-15-16
Date (month, day, year)

**TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET 2016 PAY 2017**

State Form 56059 (5-16)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County Marshall
Jurisdiction Town of Culver
Allocation Code T50004
Allocation Area Name TIF 1

Form Prepared By:

Name Todd Samuelson
Unit/Company H. J. Umbaugh & Associates
Telephone Number 317-465-1500
E-mail Address samuelson@umbuagh.com

1) 2015 Pay 2016 Base Assessed Value of Allocation Area	<u>9,148,320</u>	
2) 2015 Pay 2016 Incremental Assessed Value of Allocation Area	<u>23,572,498</u>	
3) 2015 Pay 2016 Total (Real) Assessed Value of Allocation Area (Line 1 + Line 2)		<u>\$32,720,818</u>
4) 2016 Pay 2017 Net Assessed Value of Allocation Area	<u>34,941,593</u>	
5) 2016 Pay 2017 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status	<u>2,341,025</u>	
6) 2016 Pay 2017 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status		
7) 2016 Pay 2017 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area		
8) Estimated Assessed Value Decrease Due to 2016 Pay 2017 Appeals Settlements in Allocation Area		
9) 2016 Pay 2017 Adjusted Net Assessed Value of Allocation Area		<u>\$32,600,568</u>
10) 2016 Pay 2017 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)		<u>0.99632</u>
11) 2016 Pay 2017 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)		<u>\$9,114,654</u>
12) 2016 Pay 2017 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)		<u>\$25,826,939</u>
13) Estimated 2016 Pay 2017 Tax Rate for the Allocation Area (Round to Four Decimal Places)		<u>1.5470</u>
14) Estimated 2016 Pay 2017 Incremental Tax Revenue ((Line 12/100) * Line 13)		<u>\$399,543</u>
15) Actual 2015 Pay 2016 Tax Rate for the Allocation Area		<u>1.5470</u>
2016 PAY 2017 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)		<u>0.99632</u>

I, Julie Fox Auditor, of Marshall County County, certify to the best of my knowledge that the above base assessed value calculation is full, true and complete for the tax increment finance allocation area identified above.

Dated (month, day, year) 8-15-16

Julie A. Fox
County Auditor (Signature)

Julie A. Fox
County Auditor (Printed)

**DEPARTMENT OF LOCAL GOVERNMENT FINANCE
CERTIFICATION OF TIF BASE NEUTRALIZATION**Allocation Area Name TIF 1

The base assessed value adjustment, as certified above, is approved by the Department of Local Government Finance.

Anthony J. Schaafsma
Commissioner, Department of Local Government Finance

8-15-16
Date (month, day, year)

**TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET 2016 PAY 2017**

State Form 56059 (5-16)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County Marshall
Jurisdiction Town of Culver
Allocation Code T50005
Allocation Area Name TIF 2 Culv Town & Culv/Union

Form Prepared By:

Name Todd Samuelson
Unit/Company H. J. Umbaugh & Associates
Telephone Number 317-465-1500
E-mail Address samuclson@umbaugh.com

1) 2015 Pay 2016 Base Assessed Value of Allocation Area	<u>196,350</u>	
2) 2015 Pay 2016 Incremental Assessed Value of Allocation Area	<u>4,508,977</u>	
3) 2015 Pay 2016 Total (Real) Assessed Value of Allocation Area (Line 1 + Line 2)		<u>\$4,705,327</u>
4) 2016 Pay 2017 Net Assessed Value of Allocation Area	<u>5,219,600</u>	
5) 2016 Pay 2017 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status	<u>382,403</u>	
6) 2016 Pay 2017 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status		
7) 2016 Pay 2017 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area	<u>130,670</u>	
8) Estimated Assessed Value Decrease Due to 2016 Pay 2017 Appeals Settlements in Allocation Area		
9) 2016 Pay 2017 Adjusted Net Assessed Value of Allocation Area		<u>\$4,706,527</u>
10) 2016 Pay 2017 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)		<u>1.00026</u>
11) 2016 Pay 2017 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)		<u>\$196,401</u>
12) 2016 Pay 2017 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)		<u>\$5,023,199</u>
13) Estimated 2016 Pay 2017 Tax Rate for the Allocation Area (Round to Four Decimal Places)		<u>1.5036</u>
14) Estimated 2016 Pay 2017 Incremental Tax Revenue ((Line 12/100) * Line 13)		<u>\$75,529</u>
15) Actual 2015 Pay 2016 Tax Rate for the Allocation Area		<u>1.5036</u>

2016 PAY 2017 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)**1.00026**

I, Julie Fox Auditor, of Marshall County County, certify to the best of my knowledge that the above base assessed value calculation is full, true and complete for the tax increment finance allocation area identified above.

Dated (month, day, year) 8-15-16

Julie A. Fox
County Auditor (Signature)

Julie A. Fox
County Auditor (Printed)

**DEPARTMENT OF LOCAL GOVERNMENT FINANCE
CERTIFICATION OF TIF BASE NEUTRALIZATION**Allocation Area Name TIF 2

The base assessed value adjustment, as certified above, is approved by the Department of Local Government Finance.

Courtney Schaafsma
Commissioner, Department of Local Government Finance

8-15-16
Date (month, day, year)



TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET 2016 PAY 2017

State Form 56059 (5-16)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County Marshall
Jurisdiction City of Plymouth
Allocation Code T50007
Allocation Area Name U.S. 30/Oak Road - ply 1993

Form Prepared By:
Name Todd Samuelson
Unit/Company H. J. Umbaugh & Associates
Telephone Number 317-465-1500
E-mail Address samuclson@umbaugh.com

1) 2015 Pay 2016 Base Assessed Value of Allocation Area	<u>0</u>	
2) 2015 Pay 2016 Incremental Assessed Value of Allocation Area	<u>34,529,985</u>	
3) 2015 Pay 2016 Total (Real) Assessed Value of Allocation Area (Line 1 + Line 2)		<u>\$34,529,985</u>
4) 2016 Pay 2017 Net Assessed Value of Allocation Area	<u>36,064,590</u>	
5) 2016 Pay 2017 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status	<u>1,277,700</u>	
6) 2016 Pay 2017 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status		
7) 2016 Pay 2017 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area		
8) Estimated Assessed Value Decrease Due to 2016 Pay 2017 Appeals Settlements in Allocation Area		
9) 2016 Pay 2017 Adjusted Net Assessed Value of Allocation Area		<u>\$34,786,890</u>
10) 2016 Pay 2017 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)		<u>1.00744</u>
11) 2016 Pay 2017 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)	<u>\$0</u>	
12) 2016 Pay 2017 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)	<u>\$36,064,590</u>	
13) Estimated 2016 Pay 2017 Tax Rate for the Allocation Area (Round to Four Decimal Places)	<u>3.0051</u>	
14) Estimated 2016 Pay 2017 Incremental Tax Revenue ((Line 12/100) * Line 13)	<u>\$1,083,777</u>	
15) Actual 2015 Pay 2016 Tax Rate for the Allocation Area	<u>3.0051</u>	
2016 PAY 2017 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)		<u>1.00744</u>

I, Julie Fox Auditor, of Marshall County County, certify to the best of my knowledge that the above base assessed value calculation is full, true and complete for the tax increment finance allocation area identified above.

Dated (month, day, year) 8-15-16

Julie A. Fox
County Auditor (Signature)

Julie A. Fox
County Auditor (Printed)

DEPARTMENT OF LOCAL GOVERNMENT FINANCE CERTIFICATION OF TIF BASE NEUTRALIZATION

Allocation Area Name U.S. 30/Oak Road

The base assessed value adjustment, as certified above, is approved by the Department of Local Government Finance.

Anthony J. Edwards
Commissioner, Department of Local Government Finance

8-15-16
Date (month, day, year)

**TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET 2016 PAY 2017**

State Form 56059 (5-16)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County Marshall
Jurisdiction City of Plymouth
Allocation Code T50009
Allocation Area Name U.S. 30/Pine Road - ply 3 Cntr 2005 & ply 3 West 2005

Form Prepared By:
Name Todd Samuelson
Unit/Company H. J. Umbaugh & Associates
Telephone Number 317-465-1500
E-mail Address samuelson@umbaugh.com

1) 2015 Pay 2016 Base Assessed Value of Allocation Area	<u>2,192,380</u>	
2) 2015 Pay 2016 Incremental Assessed Value of Allocation Area	<u>24,400,620</u>	
3) 2015 Pay 2016 Total (Real) Assessed Value of Allocation Area (Line 1 + Line 2)		<u>\$26,593,000</u>
4) 2016 Pay 2017 Net Assessed Value of Allocation Area	<u>29,238,620</u>	
5) 2016 Pay 2017 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status	<u>2,627,600</u>	
6) 2016 Pay 2017 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status	<u>113,600</u>	
7) 2016 Pay 2017 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area	<u>175,320</u>	
8) Estimated Assessed Value Decrease Due to 2016 Pay 2017 Appeals Settlements in Allocation Area		
9) 2016 Pay 2017 Adjusted Net Assessed Value of Allocation Area		<u>\$26,549,300</u>
10) 2016 Pay 2017 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)		<u>0.99836</u>
11) 2016 Pay 2017 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)		<u>\$2,188,784</u>
12) 2016 Pay 2017 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)		<u>\$27,049,836</u>
13) Estimated 2016 Pay 2017 Tax Rate for the Allocation Area (Round to Four Decimal Places)		<u>2.9928</u>
14) Estimated 2016 Pay 2017 Incremental Tax Revenue ((Line 12/100) * Line 13)		<u>\$809,547</u>
15) Actual 2015 Pay 2016 Tax Rate for the Allocation Area		<u>2.9928</u>

2016 PAY 2017 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)

0.99836

I, Julie Fox Auditor, of Marshall County County, certify to the best of my knowledge that the above base assessed value calculation is full, true and complete for the tax increment finance allocation area identified above.

Dated (month, day, year) 8-15-16

Julie A. Fox
County Auditor (Signature)

Julie A. Fox
County Auditor (Printed)

**DEPARTMENT OF LOCAL GOVERNMENT FINANCE
CERTIFICATION OF TIF BASE NEUTRALIZATION**Allocation Area Name U.S. 30/Pine Road

The base assessed value adjustment, as certified above, is approved by the Department of Local Government Finance.

Christopher S. Shrago
Commissioner, Department of Local Government Finance

8-15-16
Date (month, day, year)

**TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET 2016 PAY 2017**

State Form 56059 (5-16)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County Marshall
Jurisdiction City of Plymouth
Allocation Code T50008
Allocation Area Name East Jefferson/Central Business District - Ply 2 2000

Form Prepared By:
Name Todd Samuelson
Unit/Company H. J. Umbaugh & Associates
Telephone Number 317-465-1500
E-mail Address samuelson@umbaugh.com

1) 2015 Pay 2016 Base Assessed Value of Allocation Area	<u>11,651,192</u>	
2) 2015 Pay 2016 Incremental Assessed Value of Allocation Area	<u>7,304,763</u>	
3) 2015 Pay 2016 Total (Real) Assessed Value of Allocation Area (Line 1 + Line 2)		<u>\$18,955,955</u>
4) 2016 Pay 2017 Net Assessed Value of Allocation Area	<u>18,871,540</u>	
5) 2016 Pay 2017 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status		
6) 2016 Pay 2017 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status	<u>48,400</u>	
7) 2016 Pay 2017 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area		
8) Estimated Assessed Value Decrease Due to 2016 Pay 2017 Appeals Settlements in Allocation Area		
9) 2016 Pay 2017 Adjusted Net Assessed Value of Allocation Area		<u>\$18,919,940</u>
10) 2016 Pay 2017 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)		<u>0.99810</u>
11) 2016 Pay 2017 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)		<u>\$11,629,055</u>
12) 2016 Pay 2017 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)		<u>\$7,242,485</u>
13) Estimated 2016 Pay 2017 Tax Rate for the Allocation Area (Round to Four Decimal Places)		<u>3.0051</u>
14) Estimated 2016 Pay 2017 Incremental Tax Revenue ((Line 12/100) * Line 13)		<u>\$217,644</u>
15) Actual 2015 Pay 2016 Tax Rate for the Allocation Area		<u>3.0051</u>

2016 PAY 2017 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)**0.99810**

I, Julie Fox Auditor, of Marshall County County, certify to the best of my knowledge that the above base assessed value calculation is full, true and complete for the tax increment finance allocation area identified above.

Dated (month, day, year) 8-15-16

Julie A. Fox
County Auditor (Signature)

Julie A. Fox
County Auditor (Printed)

**DEPARTMENT OF LOCAL GOVERNMENT FINANCE
CERTIFICATION OF TIF BASE NEUTRALIZATION**Allocation Area Name East Jefferson/Central Business District

The base assessed value adjustment, as certified above, is approved by the Department of Local Government Finance.

Christopher J. Schaafsma
Commissioner, Department of Local Government Finance

8-15-16
Date (month, day, year)